From:	Houston Bisnow
To:	Sylvester Turner
Subject:	4 Projects Set To Bolster League City; 7-Building Office Park Goes To Special Servicer
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4 Projects Set To Bolster League City

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As the halfway point between Houston and Galveston, League City offers residents access to the Gulf Coast, a high-wage job market and a top-rated public education system. A

growing number of people are relocating into the Bay Area, and it has spurred residential, healthcare and retail development.

The housing market is the stimulus to the densification of League City. Nearly 1,400 homes were sold between 2016 and 2018 with a median price of $276K, according to League City data. The median sale price in Houston is $233,900 and $249,000 in Dallas/Fort Worth.

Bisnow identified four projects pushing League City forward.

1. More Than $2B In Healthcare Expansion

Healthcare development is robust in League City.New residents — many employed by the petrochemical or aerospace sector — are moving into the region in droves. League City was the 28th-fastest-growing U.S. city in 2017, according to WalletHub research.The population growth is…

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Bankruptcy Sends Loan For A 7-Building Office Park In Houston To Special Servicer

Heron Lakes, a 313K SF office park in Houston, was the country's second-largest new delinquent loan in January, according to Trepp. Built in 2001, the seven-building park at 7804-7908 North Sam Houston Parkway West missed a $50.3M loan note. The CMBS loan…

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A new hotel opened to meet the demand for extended-stay guests near the Texas Medical Center and NRG Stadium in Houston. Moody National Cos. opened the Residence Inn by Marriott at 7807 Kirby Drive. The 16-story hotel has 182 rooms, a…

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EXCLUSIVE: Amazon Real Estate Head Holly Sullivan Has No Regrets About The HQ2 Search

Amazon changed the rules of economic development when it announced a 50,000-job HQ2 sweepstakes in 2017. While most searches for large facilities happen behind closed doors, the Seattle tech giant kicked off an unprecedented, high-stakes, public battle for its next corporate home.

At the center of that battle was Holly Sullivan, Amazon's global head of economic development, who helped lead the search from the big announcement to narrowing the candidates down to a 20-city shortlist to picking Northern Virginia and New York City as the big winners.

Read the full story here.

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When Opportunity Knocks, Boulder Isn't Home

BOULDER, Colo. — As developers across the state take advantage of opportunity zones created under the 2017 Tax Cuts and Jobs Act, a moratorium on development in the city of Boulder's designated opportunity zone is stymieing companies that want to redevelop their properties to expand their businesses.

The city was the first in the nation to reject its own opportunity zone.

Read the full story here.

Educating Public, Demystifying Issues Are Key To Building More Affordable Housing

ANAHEIM, Calif. — In 2006, Anaheim residents took turns adamantly opposing a proposed 25-unit housing project for homeless people with mental illness.

Crime would go up, a man told the City

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Council. Property values would go down, another claimed.

"We don't want hoodlums in our community," a woman told the Anaheim City Council at the April 8, 2006, meeting.

The council approved the project despite residents' objections, clearing the way for nonprofit housing developer Jamboree Housing to build Diamond Apartment Homes in 2009.

The three-story permanent supportive housing recently celebrated its 10th anniversary. City officials said the project is a shining example of what an affordable or special needs housing development looks like.

Read the full story here.

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Houston's Multifamily Madness Event

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